

THE OLD STABLES

1 MICHAELS BARNS, KINGSHILL LANE, PRESTON, GLOUCESTERSHIRE



Cirencester 1.5 miles, Cheltenham 16 miles,
Swindon 17 miles, Oxford 35 miles, Kemble Station
5 miles (London Paddington about 69 minutes)
(All times & distances approximate)

**An immaculate single story barn
conversion with a garden and
driveway parking.**

Ground Floor: Kitchen/ Dining/ Sitting Room • Principal
Bedroom with Adjoining Bath and Shower Room
Two Bedrooms • Bath and Shower Room

Outside: Landscaped Front Garden • Terrace
Driveway Parking

For Sale Freehold



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DESCRIPTION

Michaels Barns are an exclusive development of three newly built and two converted barns situated in the village of Preston, on the edge of Cirencester.

The Old Stables is an exceptional Grade II Listed single story barn conversion. Characterful and contemporary finishes are blended together to create a one of a kind home. Finished to a very high standard the property benefits from 10 year Structural Defects Insurance. The open plan kitchen/ dining/ sitting room with a vaulted ceiling and oak beams is flooded with light from two sets of glass doors opening to the garden. At one end is the principal bedroom featuring built in wardrobes with ensuite bath and shower room. To the far end are two double bedrooms and a separate bath and shower room.

Outside, the beautifully designed and planted landscaped garden has a patio terrace which is low maintenance and private. There is ample gravel parking.

SITUATION & AMENITIES

Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and many fine period properties. It provides comprehensive amenities, a hospital, the highly regarded Barn Theatre, weekly Farmer's markets, several supermarkets, plus a large variety of independent shops, boutiques, pubs, and restaurants. A gate to the 2,500 acre Cirencester Park is open during the day and offers fabulous walking. Private and state schools in Cirencester and the nearby area are excellent.

The larger centres of Cheltenham, Gloucester, Swindon, and Oxford are all within easy reach by car. Good road communications via the A417 dual carriageway for access to Junction 15 of the M4 at Swindon. Direct rail services to London Paddington from Kemble Station (5 miles).

SERVICES

Mains water and electricity. Air source heat pump central heating and hot water. Underfloor heating to the ground floor. Private drainage to Klargester. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cotswold District Council

VIEWINGS

Viewings by appointment only. Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (Postcode GL7 5PP)

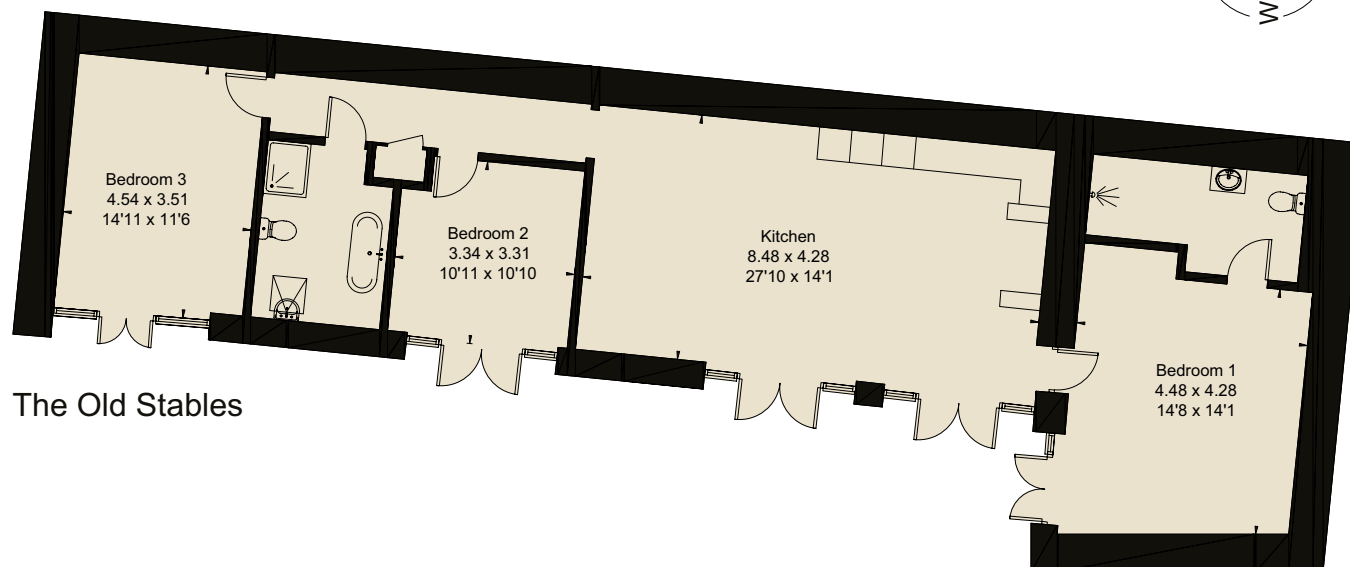
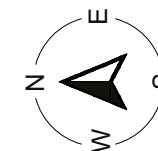
From Cirencester take the A417 towards Fairford and Lechlade travelling along the London Road. Continue straight over the mini roundabout and take the next right hand turning onto Kingshill Lane. Continue straight for approximately one mile, passing the football club, and the entrance to Michaels Barns is the first entrance on the right hand side.

what3words: ///kindest.spare.squashes

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Approximate Floor Area = 116.9 sq m / 1258 sq ft



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